



## **CITY OF HAYWARD AGENDA REPORT**

Meeting Date 09/22/05  
Agenda Item 4

**To:** Planning Commission

**From:** Tim R. Koonze, Assistant Planner

**Subject:** Use Permit No. PL-2005-0249 / Variance No. PL-2005-0250 – St. Michaels Investment, L.P., et al (Applicant/Owner) – Request to Construct a Public Self-Storage Facility with a Variance to Construct a Building on a Property Line Abutting a Mobile Home Park where a 20-Foot Yard is Required

The Project is Located at 28410 Hesperian Boulevard in an Industrial Zoning District

### **RECOMMENDATION:**

That the Planning Commission find the project statutorily exempt from California Environmental Quality Act (CEQA) review and deny the use permit and variance subject to the attached findings.

### **DISCUSSION:**

The property is within an Industrial (I) district. The site has been used as a junk yard and a recreational vehicle storage yard but is now vacant. A mobile home park abuts the property to the north and east and industrial uses abut the property to the south. A single-family neighborhood is located to the west across Hesperian Boulevard.

The applicant proposes to deconstruct several buildings and remove several trees and build a storage facility. It would include a two-story manager's office, and an apartment and parking area located near Hesperian Boulevard. A single-story U-shaped building would be located around the perimeter of the property encompassing a three-story building located in the center of the property. A 24-foot-wide driveway would separate the buildings and provide access to the storage units.

All uses in the industrial district that abut properties zoned for agricultural, open space, commercial, and residential uses or mobile home parks are required to obtain approval of an administrative use permit. This requirement allows the City to evaluate whether the proposed use is in maximum harmony with the adjacent uses.

The developer and staff agree that a self-storage use is a low impact use and would be a good transition use between industrial and residential uses. However, the developer is asking for a variance to construct the property line where a 20-foot setback is required. It is staff's opinion

that the development should respect the setback required by the Zoning Ordinance that was designed to provide adequate separation for the neighboring residents.

The developer contends that the 10-foot high building on the property line would be similar to a wall along the property line. However, this would put the industrial use right against the residential property line. Staff is recommending that the developer install an eight-foot high decorative masonry wall on the property line and provide the 20-foot landscaped setback. The setback would provide more light and air for the residents, and trees planted within the landscaped area would create a more aesthetically pleasing buffer between the two uses.

The developer offered the adjacent residents \$1,000 to be used to enhance the landscaping in their own rear yards. This solution puts the responsibility of landscaping enhancement on the residents, thereby reducing their already small rear yards and there is no assurance that the funds would be used accordingly. The developer should bear the responsibility of the installation and maintenance of the required buffer. The property is large enough for the developer to maintain a 20-foot setback from the mobile home park and construct one or two-story buildings on the remainder of the site.

In order for the Planning Commission to approve the variance, the Zoning Ordinance requires these three findings be made:

- There are special circumstances applicable to the property including size, shape, topography, location, or surroundings, or other physical constraints.
- Strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity under the same zoning classification.
- The variance does not constitute a grant of a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

It is staff's opinion that the property does not possess any special circumstances as it is a flat rectangular parcel without any physical constraints. The City has not issued a variance to allow an industrial building to be located on a property that abuts a mobile home park; therefore, the developer would not be deprived of a privilege enjoyed by others. By granting this variance the project would be receiving a special privilege inconsistent with the limitations put upon other properties in this vicinity as no other industrial buildings are on a property line adjacent to other mobile home parks. For these reasons staff cannot support the proposed variance.

#### Neighborhood Input

Prior to filing an application with the City, the developer presented two plans to the adjacent mobile home residents. "Site Plan A" was designed with a three-story building at the 20-foot setback line; "Site Plan B" is the plan the applicant submitted for processing to the Planning Commission. The applicant encouraged the residents to support "Site Plan B" and, in exchange, the developer offered the residents:

1. Construction of a 10-foot concrete fence (building on property line).
2. A \$1,000 landscaping allowance.
3. Free use of a storage unit for one year.
4. Limiting customer access from 7:00 am to 7:00 pm.
5. Moving the three story main building to a 45-foot setback.

With the incentives, the developer was able to obtain ten letters of support (see Exhibit C). It is staff's opinion that neither option is appropriate. A more acceptable design would include a two-story building setback 20 feet from the common property line to minimize the overbearing presence on the adjacent residents.

#### **ENVIRONMENTAL REVIEW:**

The proposed project is statutorily exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15270 (a), Projects that are disapproved.

#### **PUBLIC NOTICE:**

On June 1, 2005, a notice of the application submittal was mailed to every property owner and occupant within 300 feet of the property as noted on the latest assessor's records. There were no responses received from that notice. On September 8, 2005 a notice of public hearing was mailed to the same owners and occupants. At the time the report was prepared no responses have been received.

#### **CONCLUSION:**

The property does not possess any special circumstances as it is a flat rectangular parcel without any physical constraints. By granting this variance, the project would be receiving a special privilege inconsistent with the limitations put upon other properties in the Industrial District. Staff recommends that the Planning Commission deny the application. Should the Planning Commission support the variance request, CEQA review would need to be conducted and this matter would need to be returned with the appropriate findings and conditions of approval.

Prepared by:

Tim R. Koonze

Tim R. Koonze  
Assistant Planner

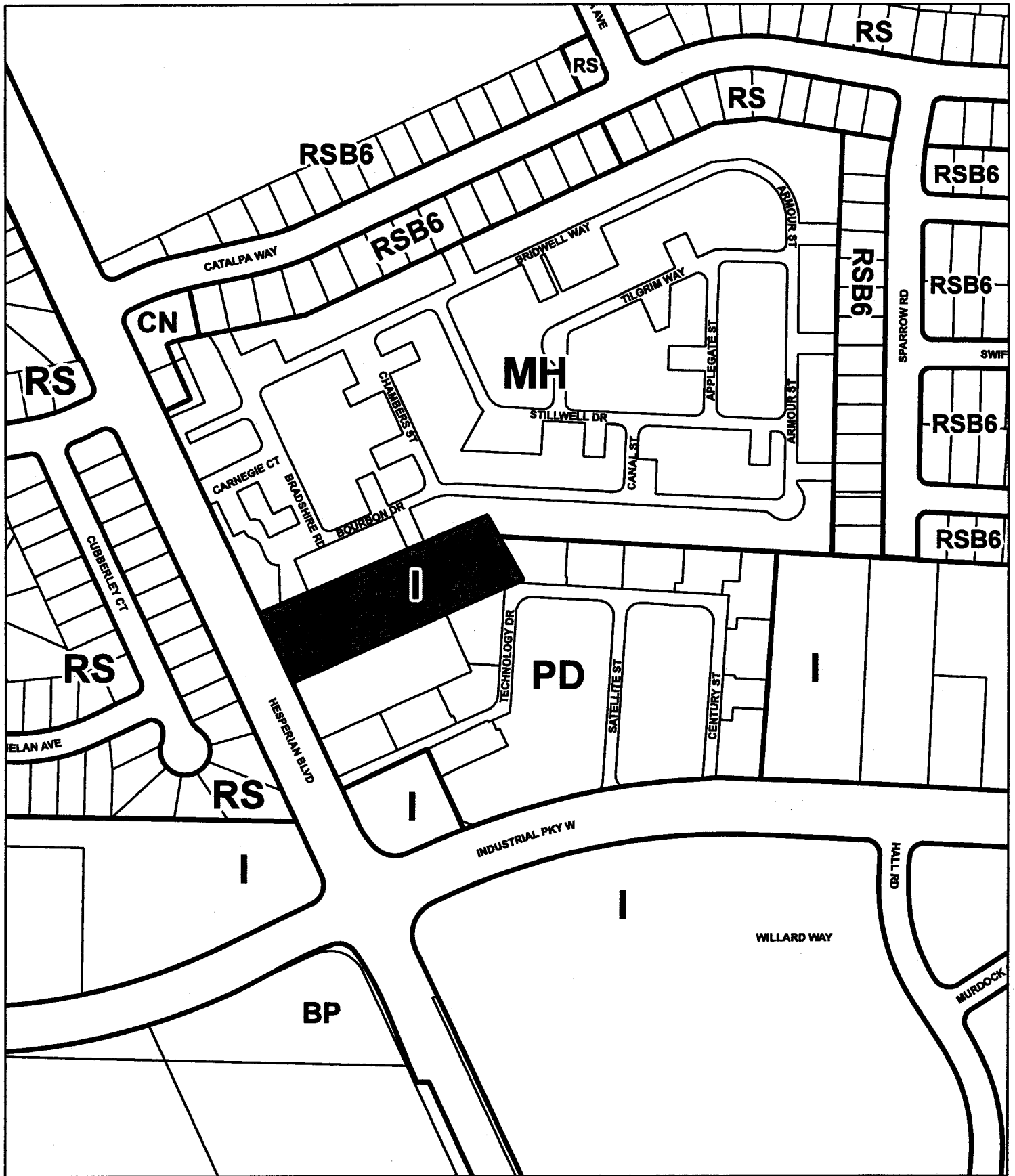
Recommended by:

Richard Patenaude

Richard Patenaude, AICP  
Principal Planner

Attachments:

- A. Area Map
- B. Findings for Denial
- C. Letters from mobile home park residents  
Plans



## Area & Zoning Map

PL-2005-249

VAR-2005-250

Address: 28410 Hesperian Boulevard

Applicant: Enea Properties Company, LLC

Owner: Enea Properties Company, LLC



I - Industrial

CN - Neighborhood Commercial

MH - Mobile Home Park

PD - Planned Development

RS - Single Family Residential (Min. Lot Size - 4,000 Sq. Ft.)

RSB6 - Single Family Residential (Min. Lot Size - 6,000 Sq. Ft.)

**CITY OF HAYWARD  
PLANNING DIVISION**

**September 22, 2005**

**Use Permit No. PL-2005-0249 / Variance No. PL-2005- 0250 – St. Michaels Investment, L.P. ETAL (Applicant/Owner) – Request to Construct a Public Self Storage Facility With a Variance to Construct a Building on a Property Line Abutting a Mobile Home Park where a 20-Foot Yard is Required**

**The Project is Located at 28410 Hesperian Boulevard in an Industrial Zoning District**

**FINDINGS FOR DENIAL**

- A. Administrative Use Permit PL 2005-0249, will have no significant impact on the environment, cumulative or otherwise, and the project reflects the City's independent judgment and is statutorily exempt from CEQA review under Section 15270 (a), Projects Which are Disapproved.
- B. There are no special circumstances applicable to the property in that the lot is a large rectangular flat parcel typical of industrial lots in Hayward.
- C. Strict application of the Zoning Ordinance does not deprive such property of privileges enjoyed by other industrial properties in Hayward in that a variance to allow industrial buildings on property lines common with residential use are not common where the property is of sufficient size to accommodate a design without a variance.
- D. The variance would constitute a grant of a special privilege inconsistent with the limitations upon other industrial properties in Hayward in that a variance to allow industrial buildings on property lines common with residential use are not common where the property is of sufficient size to accommodate a design without a variance.

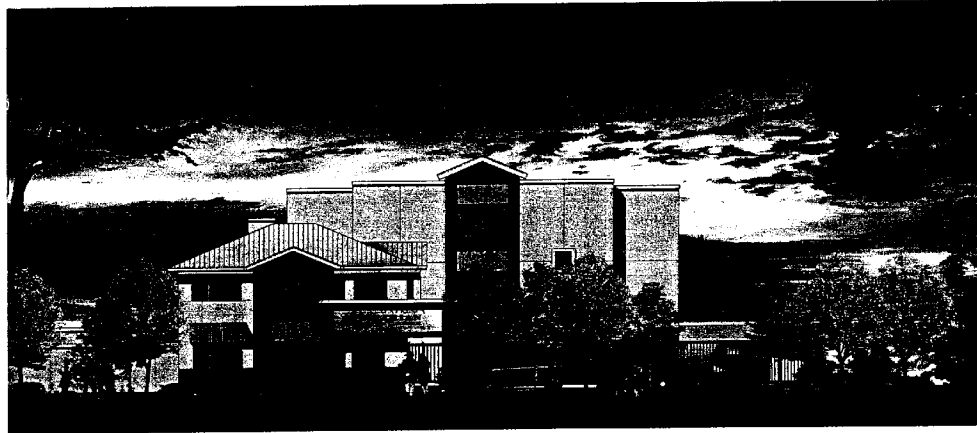
**ATTACHMENT C**  
**IS AVAILABLE FOR**  
**VIEWING IN THE**  
**PLANNING DEPARTMENT**  
**UPON REQUEST**

**DUE TO THE SIZE AND  
COLOR OF THE  
COMPUTER RENDERINGS,  
IT HAS BEEN ATTACHED  
AS A SEPARATE LINK**



# HAYWARD SELF STORAGE

28410 HESPERIAN BLVD. HAYWARD, CALIFORNIA



## CONTACT INFORMATION:

### APPLICANT/OWNER

ENEAL PROPERTIES COMPANY, LLC  
90 HARTY AVE., SUITE 100  
DANVILLE, CA 94505  
PHONE: 925.264.4770  
FAX: 925.264.4770  
CONTACT: ROBERT ENEAL

DESIGN COORDINATOR/  
GENERAL CONTRACTOR  
CLINE CONSTRUCTION  
770 SAN RAFAEL VALLEY BLVD.  
DANVILLE, CA 94505  
PHONE: 925.264.6770  
FAX: 925.264.6770  
CONTACT: ED ROBERTSON

ENTITLEMENTS  
CRAG & CRANT ARCHITECTS  
301 HARTY AVENUE, SUITE 2D  
DANVILLE, CA 94505  
PHONE: 925.264.7565  
FAX: 925.264.7565  
CONTACT: GABRIEL CRANT/DAVID CANNER

### SOLS ENGINEER

GFK & ASSOCIATES  
1800 DUBLIN BLVD., SUITE D  
DUBLIN, CA 94568  
PHONE: 925.829.0428  
FAX: 925.829.0428  
CONTACT: GABRIEL GARNER

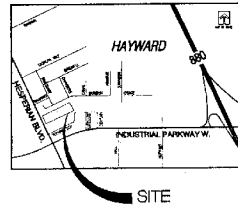
ENGINEER OF RECORD  
WHARTON & ASSOCIATES  
801 S. MILLIKEN AVE., SUITE H  
OAKLAND, CA 94612  
PHONE: 510.835.6865  
FAX: 510.835.6865  
CONTACT: BOB WHARTON

CIVIL ENGINEER  
KERRY ENGINEERING, INC.  
P.O. BOX 1248  
DANVILLE, CA 94526  
PHONE: 925.264.4021  
FAX: 925.264.4021  
CONTACT: NATE SMITH

### LANDSCAPE ARCHITECT

BORRECONVILLIAN & ASSOCIATES  
504 PINE STREET  
MARTINEZ, CA 94553  
PHONE: 925.972.2006  
FAX: 925.972.2006  
CONTACT: DEAN BELLAM

## VICINITY MAP



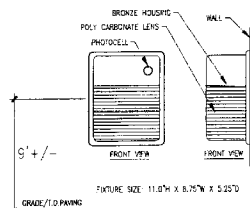
## INDEX

- RETAL
- T1 - Cover Sheet
  - 1 - Preliminary Site Plan
  - 2 - Floor Plans
  - 3 - Manager's Building Floor Plan
  - 4 - Elevations
  - 5 - Building Elevations
  - 6 - Grading & Utility Plan
  - CD - Storage Pallet Elevations (48-54)
  - L1 - Landscape Drawing
  - L2 - Landscape Drawing
  - L3 - Pallet Irrigation Details

ENEAL PROPERTIES COMPANY, LLC  
**HAYWARD SELF STORAGE**  
28410 HESPERIAN BOULEVARD HAYWARD, CA

COVER SHEET

**T1**  
05.18.05

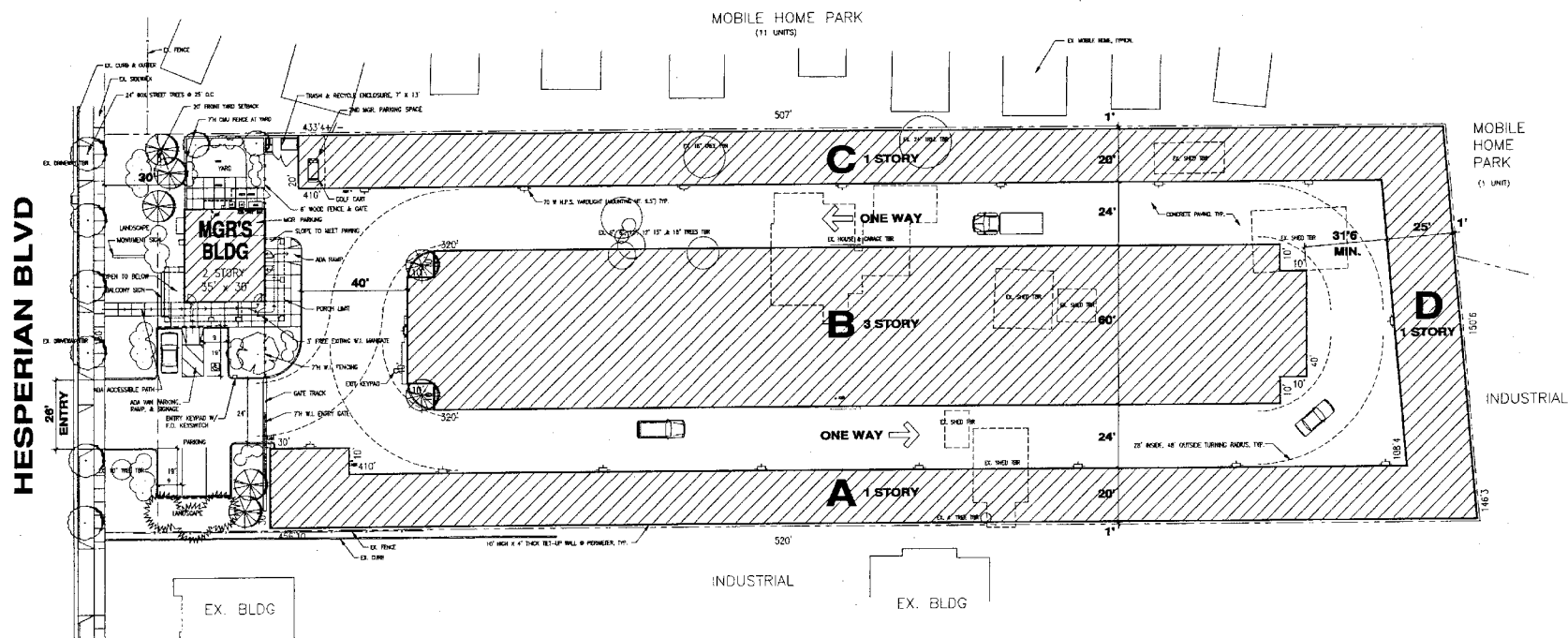


## SITE LIGHTING DETAIL

NOTE: SITE LIGHTING IS AS INDICATED ON SHEETS 1 AND 5.

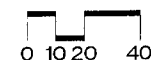
## PLANNING DATA SUMMARY

1. SITE AREA	1.78 ACRES	77,536 S.F.
2. ASSESSOR'S PARCEL NUMBER	463-0025-015-02	
3. CURRENT ZONING	INDUSTRIAL DIST. (I)	
4. TYPE OF CONSTRUCTION (STORAGE/MGR'S BLDG)	2H / 5A	
5. OCCUPANCY TYPE (STORAGE/MGR'S BLDG)	S1 / R3	
6. TOTAL BUILDOUT	82,913 S.F.	
MANAGER'S BLDG. (2 STORY, AFES, 1,050 SF FOOTPRINT)	2,100 S.F.	
BLDG A/D/C (1 STORY, AFES, 20,813 SF FOOTPRINT)	20,813 S.F.	
BLDG B (3 STORY, AFES, 20,000 SF FOOTPRINT)	60,000 S.F.	
7. GROSS STORAGE BLDGS.	80,813 S.F.	
8. NET RENTABLE	65,763 S.F.	
9. TOTAL NUMBER OF UNITS	833	
10. AVERAGE UNIT SIZE	79.0 S.F.	
11. SITE COVERAGE (FOOTPRINT = 41,863 SF)	54.0%	
12. FLOOR AREA RATIO	1 : 1.07	
13. PARKING PROVIDED AT ENTRY	2 COVERED (MGR) + 5	



## SITE PLAN

PROPOSED SELF STORAGE 28410 HESPERIAN BLVD. HAYWARD, CA  
DEVELOPER: ENEA PROPERTIES



Revisions	Date

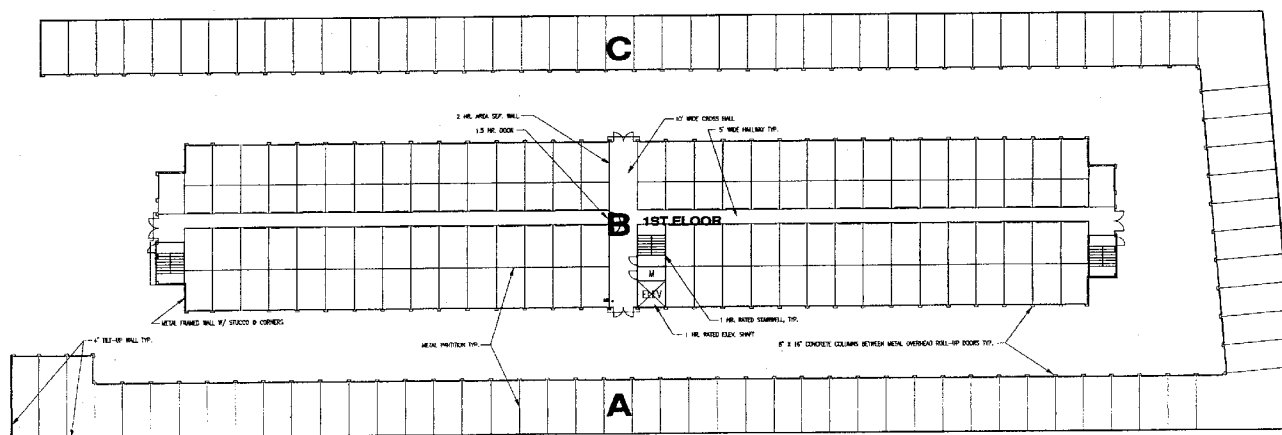
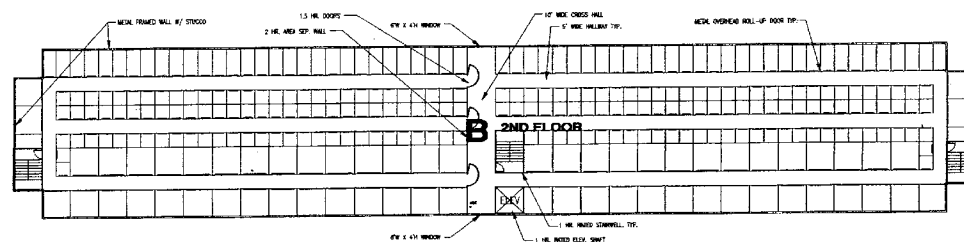
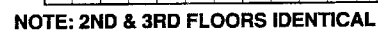
**EPC**  
Enea Properties Company, LLC  
180 Hertz Ave. Ste. 200  
Danville, CA 94526

**Cubix Construction Company**  
License No. 144402  
770 San Ramon Valley Blvd.  
Danville, California 94526 USA  
Phone (925) 314-0770 Fax (925) 314-0771

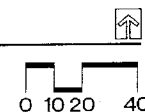


PROPOSED SELF STORAGE  
28410 HESPERIAN BLVD  
HAYWARD, CA  
PRELIMINARY SITE PLAN

Drawn By	ERI
Date	5/16/25
Scale	1" = 20'
File Name	HaywardEneas
Project Number	
Sheet Number	1



## FLOOR PLANS - STORAGE BLDGS

[illegible]

**EPC**  
Enea Properties Company, LLC  
190 North Ave., Ste. 260  
Sanville, CA 94578

**Cubix  
Construction  
Company**  
License No. 144402  
770 San Ramon Valley Blvd.  
Oakville, California 94526 USA  
Phone (925) 314-0770 FAX (925) 314-0771



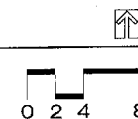
PROPOSED SELF STORAGE  
28410 HESPERIAN BLVD  
HAYWARD, CA  
EJ OOR PIANS

Drawn By	EJB
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File Name	Hayward (Rivers)
Project Number	


2



## MANAGER'S BLDG FLOOR PLANS

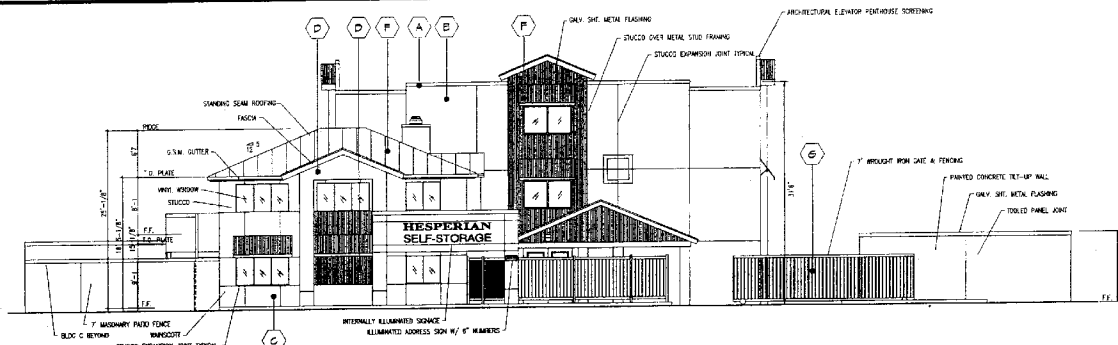
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**EPC**  
Enser Properties Company, LLC  
190 Horitz Ave., Ste. 260  
Pasadena, CA 91106

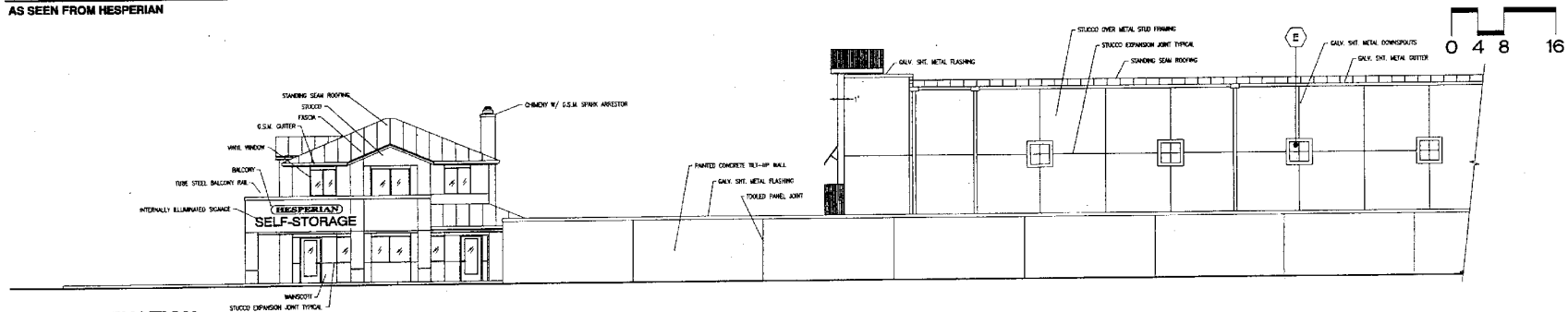
 **Cubix  
Construction  
Company**  
License No. 144402  
770 San Ramon Valley Blvd  
Danville, CA 94526

PROPOSED SELF-STORAGE  
28410 HESPERIAN BLVD  
HAYWARD, CA

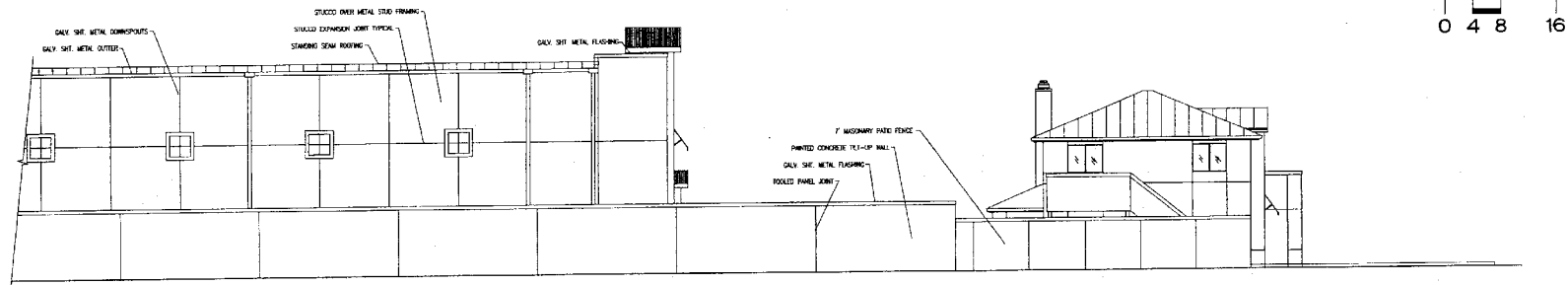
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5/18/05  
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Project Number  
Sheet Number  
**3**



**WEST ELEVATION**  
AS SEEN FROM HESPERIAN



**SOUTH ELEVATION**  
AS SEEN FROM EXISTING INDUSTRIAL PROPERTY



**NORTH ELEVATION**  
AS SEEN FROM EXISTING MOBILE HOME PARK

**COLORS AND MATERIALS PALETTE**

- Dunn Edwards Paints  
A. Trim, Gutters and Downspout : DEC 785 Whispergray  
B. Base wall color : DEC 738 Travertine  
C. Accent Wall Color - Base : DEC 750 Bison Beige  
D. Accent Wall Color and Corrugated Metal Wall Color : DE 6089 Brick Fence  
E. Accent Squares : DE 5873 Periscope  
Berridge Roof and Wall Panels  
F. Standing Seam Roof : Galvalume  
1. Corrugated Metal Awnings  
2. Corrugated Metal Panel  
G. Metal Architectural Frames : Hartford Green

0 4 8 16

Note: Preliminary signage is, as indicated on elevation of managers building

Revisions	Date

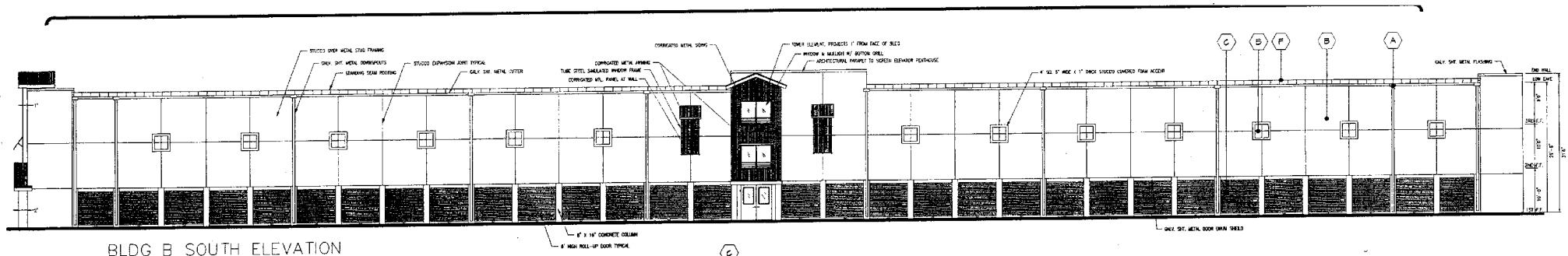
**EPC**  
**Etree Properties Company, LLC**  
1901 North Z Avenue, Suite 250  
Dana Point, CA 92629

**Cubix Construction**  
License No. 144402  
7701 San Ramon Valley Blvd  
Danville, CA 94526  
Phone (925) 314-0770 FAX (925) 314-0771

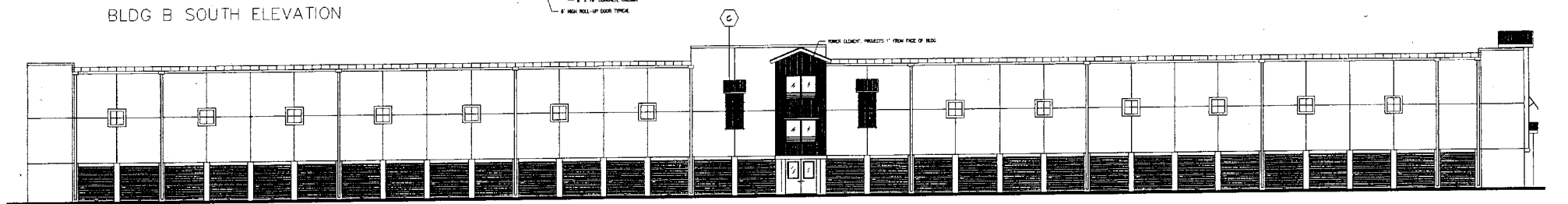


**PROPOSED SELF-STORAGE**  
**28410 HESPERIAN BLVD**  
**HAYWARD, CA**  
**PROJECT ELEVATIONS**

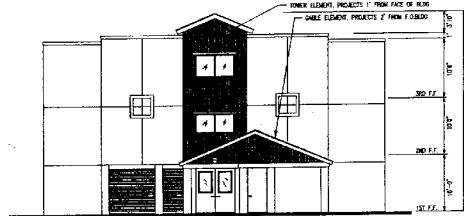
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Project Number	
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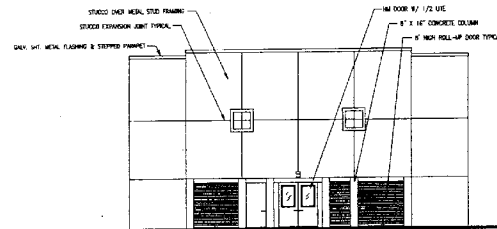
BLDG B SOUTH ELEVATION



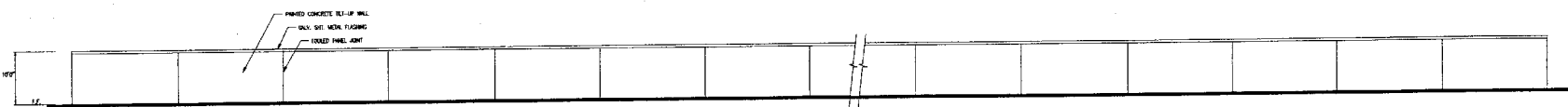
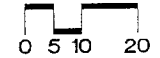
BLDG B NORTH ELEVATION



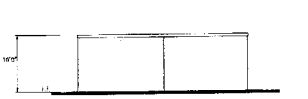
BLDG B WEST ELEVATION



BLDG B EAST ELEVATION



BLDG A SOUTH ELEVATION (BLDG C SIMILAR)



BLDG A WEST ELEVATION



BLDG C WEST



BLDG D EAST ELEVATION

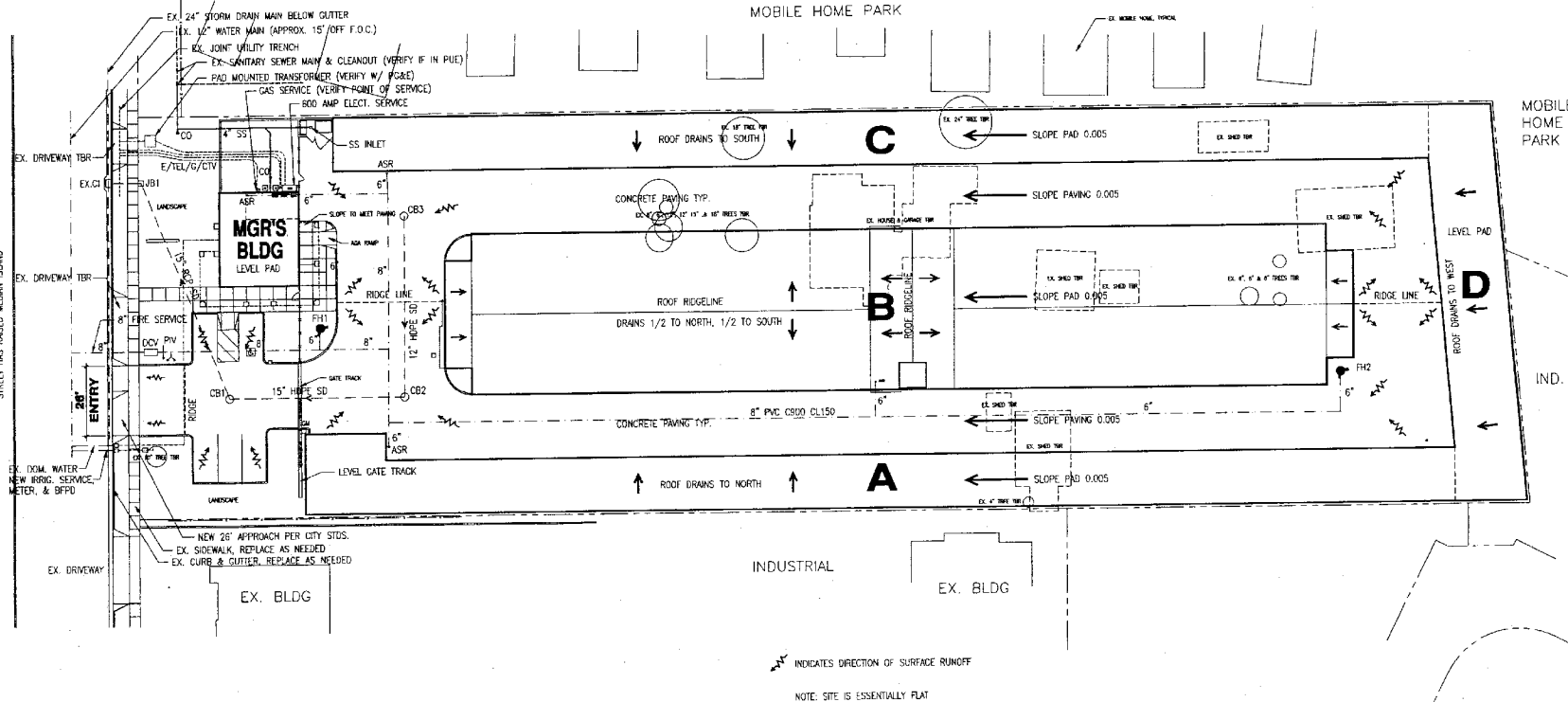


TYPICAL 1 STORY BLDG INTERIOR FACING ELEVATION

PROPOSED SELF STORAGE 28410 HESPERIAN BLVD HAYWARD, CA	BLDG B ELEVATIONS
	Drawn By EMB/CP Date 5/18/15 Scale 1/4"=1'-0" File Name Hesperian Self Storage Project Number 5

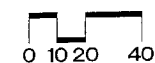
HESPERIAN BLVD

STREET HAS BASED MEDIAN ISLAND



# GRADING & UTILITY PLAN

NOTE: ALL GRADING AND UTILITY INFORMATION SHOWN CONCEPTUALLY - PENDING SURVEY AND FINAL DESIGN BY CIVIL ENGINEER



Revisions	Date

**EPC**  
Enea Properties Company, LLC  
1800 West 10th Street  
Denver, CO 80202










**Cubix Construction Company**  
License No. 144402  
770 San Ramon Valley Blvd.  
Danville, California 94526 USA  
Phone (925) 314-0770 FAX (925) 314-0771





















PROPOSED SELF STORAGE  
28410 HESPERIAN BLVD  
HAYWARD, CA  
GRADING & UTILITY PLAN

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Project Number	
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# PROPOSED PLANT PALETTE

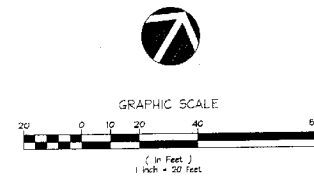
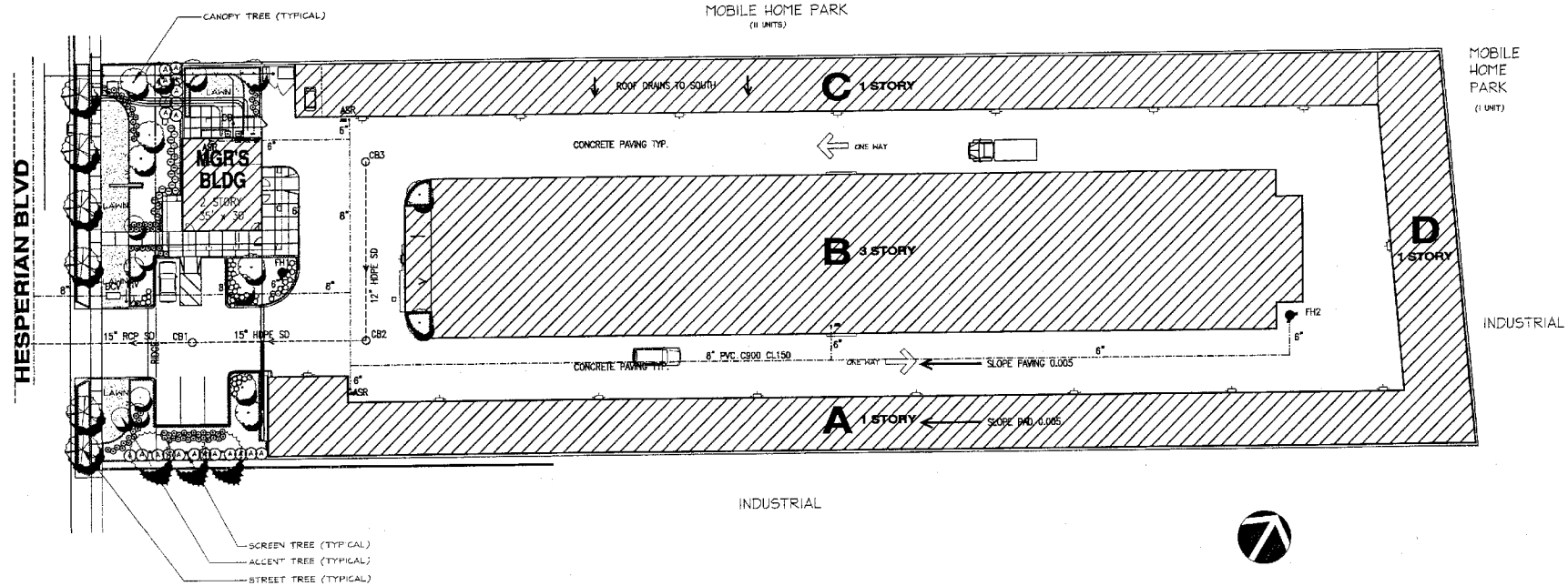
SYMBOL	BOTANICAL NAME	COMMON NAME	TYPICAL CONTAINER SIZE
	<b>STREET TREES</b>		
	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX
	<b>SITE TREES</b>		
	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GALLON
	SEQUOIA SEMPERVIRENS	REDWOOD	15 GALLON
	<b>ACCENT TREES</b>		
	ARBUTUS MENZIESII	NON	15 GALLON
	LAGERSTROEMIA X FAULKNERII	GRAPE HYDRATE	15 GALLON
	PRUNUS CERASIFERA 'YORALTER VESPAVIVUS'	PURPLE LEAF PLUM	15 GALLON

SYMBOL	BOTANICAL NAME	COMMON NAME	TYPICAL CONTAINER SIZE
	<b>SHRUBS</b>		
	DIETERS VEGETA	PORTWINE LILY	5 GALLON
	HETEROCALYX SP	DAYLILY	1 GALLON
	LAVANDULA SP	LAVENDER	1 GALLON
	RAPHANOLEPIS SP	INDIAN HAWTHORN	5 GALLON
	PITTOSPORUM TOBIRA	POCK ORANGE	5 GALLON
	VIBURNUM SP	VIBURNUM	5 GALLON
	NANDINA GLAUCIFOLIA	GULF STREAM NANDINA	5 GALLON
	ESCALLONIA 'COMPACTA'	DWARF ESCALLONIA	5 GALLON
	PHOTINIA 'YELLOW WAVE'	PLAX	5 GALLON
	<b>GROUNDCOVERS</b>		
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GALLON
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON
	ROSE SP	ROSE	2 GALLON
	GAZANIA HYBRID	CLEAR WHITE GAZANIA	PLANT
	VINCA MINOR	DWARF PERIWINKLE	1 GALLON
	<b>TURF</b>		
	FESCUE	FESCUE	500

MARK MULCH: ALL PLANTER AREAS TO RECEIVE A 2 INCH THICK LAYER OF FIN BARK MULCH.

## IRRIGATION NOTE

ALL TURF AND SHRUB AREAS TO BE IRRIGATED USING A FULLY AUTOMATIC IRRIGATION SYSTEM UTILIZING LOW PRESSURE IRRIGATION HEADS. ALL IRRIGATION SHALL CONFORM TO THE CITY OF HAYWARD LANDSCAPE GUIDELINES.



Revisions	Date

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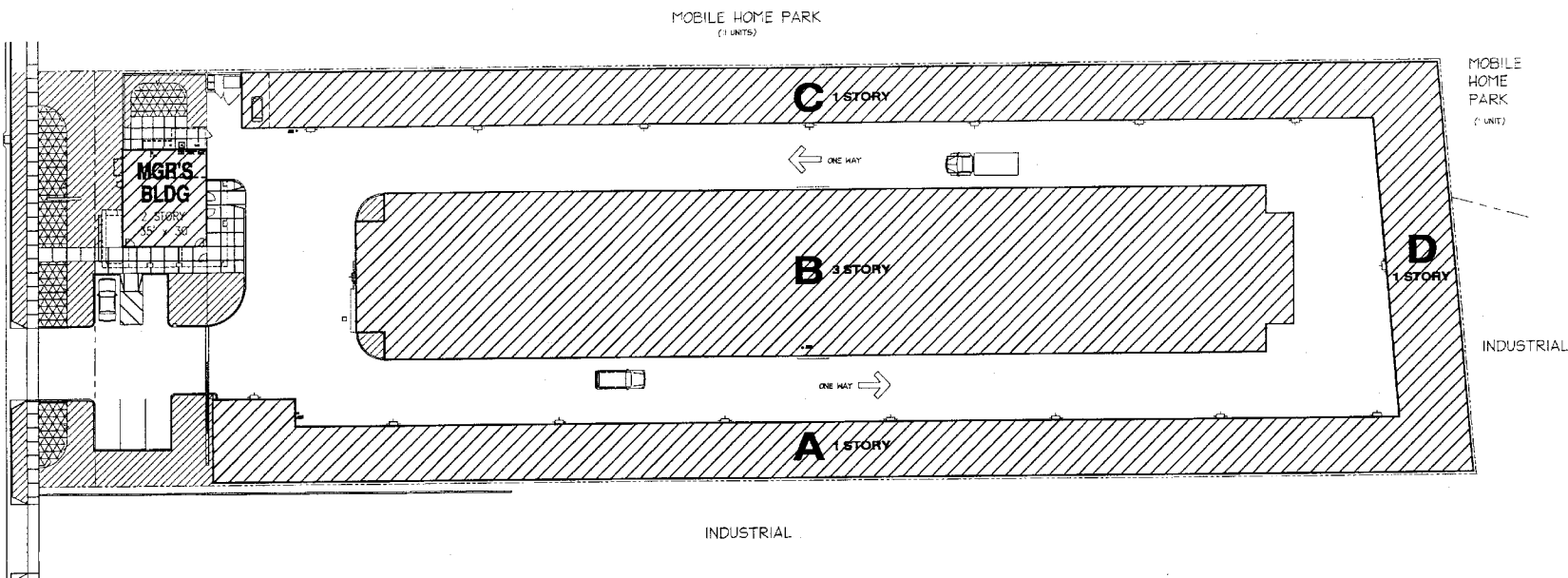
**PROPOSED SELF STORAGE**  
28410 HESPERIAN BLVD  
HAYWARD, CA  
**PRELIMINARY LANDSCAPE PLAN**

Drawn By  
LH  
Date  
5/18/2015  
Scale  
As Noted  
File Name  
Project Number  
145600  
Sheet Number

**L1**



HESPERIAN BLVD

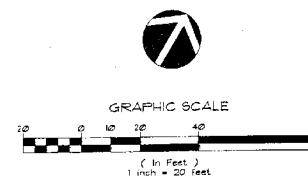


**IRRIGATION DESIGN CRITERIA:**

1. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
3. ALL TURF, TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL AREAS WILL BE IRRIGATED BY LOW PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB AND GROUND COVER AREAS SHALL BE ON SEPERATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS.
4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
6. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
  - A) LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
  - B) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, MAIN SWITCHES, AND QUICK COUPLERS.
  - C) STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
  - D) FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
7. NEW IRRIGATION WATER METER TO BE INSTALL AS PART OF LANDSCAPE IMPROVEMENTS, LOCATION TO BE DETERMINED.

**IRRIGATION ZONE LEGEND:**

- POTABLE WATER:**
- 6" - 8" POP-UP SPRAY HEADS FOR SHRUBS AND GROUNDCOVER AREAS.
  - LOW VOLUME BUBBLERS FOR TREES AND LARGE SHRUB MASSSES.
  - 4" POP-UP SPRAY HEADS FOR TURF AREAS.



Revisions	Date

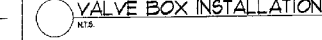
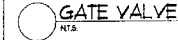
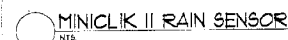
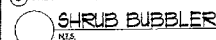
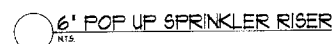
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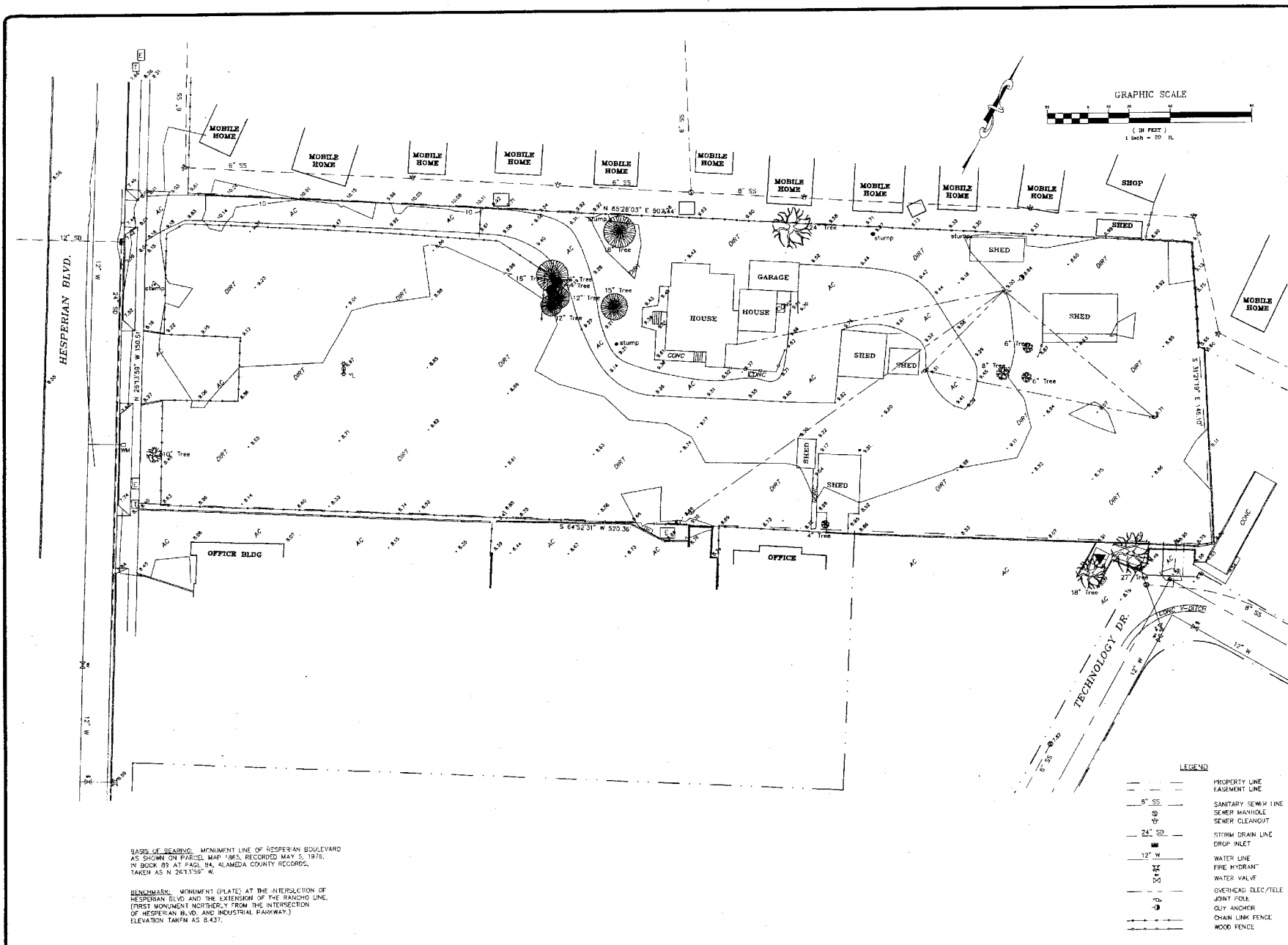


**PROPOSED SELF STORAGE**  
28410 HESPERIAN BLVD  
HAYWARD, CA  
HYDROZONE PLAN / TREE PROTECTION PLAN

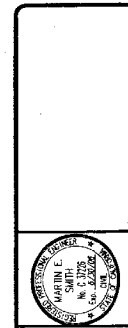
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LHM  
Date  
5/15/05  
Scale  
as noted  
File Name  
Project Number  
145600  
Sheet Number  
**L-2**



Drawn By  
LMH  
Date  
5/18/05  
Scale  
as noted  
File Name  
Project Number  
345600  
Sheet Number  
**L3**



Revisions	Date



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**PROPOSED SELF STORAGE**  
**28410 HESPERIAN BLVD**  
**HAYWARD, CA**  
**EX. TOPOGRAPHY**

Drawn by  
**MES**  
 Date  
**5/18/05**  
 Scale  
**1" = 20'**  
 File Name  
**ENEAS HAYWARD**  
 Project Number  
**C0**  
 Sheet Number